

10258,098

PURCHASE MONEY
DEED OF TRUST

Rec'd for Record Nov 7 1980 At 354 P M Same Day Recorded & Ex'd per Charles C. Keller, CLK

THIS DEED OF TRUST is made this 7th day of ... November 1980., among the Grantor, ... SALVATORE BARONE and LINDA M. BARONE, his wife (herein "Borrower"), ELLIS M. JONES and WALTER L. GREEN (herein "Trustee"), and the Beneficiary, METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION OF BETHESDA, a corporation organized and existing under the laws of the United States of America, whose address is 7901 Wisconsin Avenue, Bethesda, Maryland 20014 (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Frederick State of Maryland:

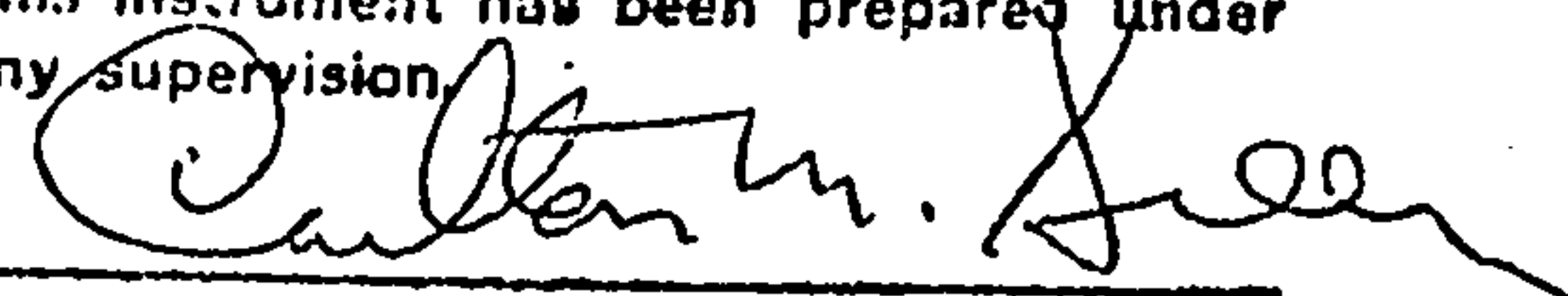
All those lots or parcels of land situate, lying and being in Burkittsville Election District, Frederick County, Maryland, being on Mountain Church Road, and more particularly described as follows:

Lots 1, ~~xxxxxx~~ Section II, LAMBS KNOLL FARMS, as shown on a plat recorded in Plat Book 7, folio 94, one of the Plat Records of Frederick County, Maryland.

BEING part of the same real estate conveyed unto Jack Fagin and Geraldine R. Fagin, his wife, by deed dated June 18, 1979, and recorded in Liber 1085, folio 903, one of the Land Records of Frederick County, Maryland.

AND

I HEREBY CERTIFY that I am an attorney duly admitted to practice before the Court of Appeals of Maryland, and that this instrument has been prepared under my supervision.



Carlton M. Green

Parcel "A" as shown on a plat entitled "Addition Plat for Lot 3, Section III, Lambs Knoll Farms and Addition to Lot 1, Section II, Ostergard's Addition to Fagin" as recorded in Plat Book 17, folio 76, one of the Plat Records of Frederick County, Maryland.

BEING all and the same real estate conveyed unto Jack Fagin and Geraldine R. Fagin, his wife, by deed from Walter Ostergard and Joyce Ostergard, his wife, dated March 10, 1978 and recorded in Liber 1044, folio 644, one of the Land Records of Frederick County, Maryland. **
which has the address of ... 1521 Mountain Church Road Middletown
[Street] [City]

Maryland ... 21769 (herein "Property Address");
[State and Zip Code]

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note of even date herewith, (herein "Note"), in the principal sum of ... ONE HUNDRED TWENTY EIGHT and NO/100 Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2010; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

MARYLAND—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

** The real estate herein conveyed being all and the same identified as "New Lot #1", containing 9.613 acres, as set forth on the aforementioned Plat recorded in Plat Book 17, page 76.

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